



85 HATFIELD ROAD, POTTERS BAR EN6 1HZ

Offers In Excess Of £650,000 | Freehold

ANDREW WARD EST. 1988  
ESTATE AGENTS



## Property Overview

Situated in a quiet tree lined slip road set well back from Hatfield Road, is this immaculately presented three bedroom semi detached family home which features a welcoming entrance hall, a separate lounge which leads to the dining room and the modern fully fitted kitchen gives access to the dining room, conservatory and the garage.

To the first floor there are two double bedrooms, a further single bedroom and a bathroom with a separate w.c.

Externally the front drive provides off street parking for two/three vehicles with an electric car charging point, a garage to the side and there is a beautifully maintained 80ft mature rear garden.





## Property Features

- LOUNGE: 14'8 x 12'0
- DINING ROOM: 10'8 x 10'8
- CONSERVATORY: 10'9 x 10'7
- KITCHEN: 10'8 x 10'6
- GARAGE: 16'9 x 7'6
- BEDROOM 1: 12'8 x 12'0
- BEDROOM 2: 12'8 x 10'8
- BEDROOM 3: 8'8 x 7'8
- BATHROOM/SEPARATE W.C
- BEAUTIFUL 80FT REAR GARDEN

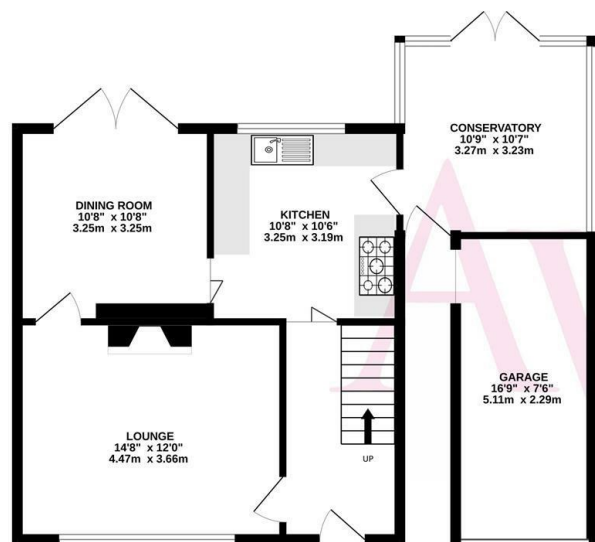
## Agents Notes

The property also benefits from gas central heating and double glazed windows. There is also potential to extend to the rear, side and into the loft, subject to the usual planning consents.

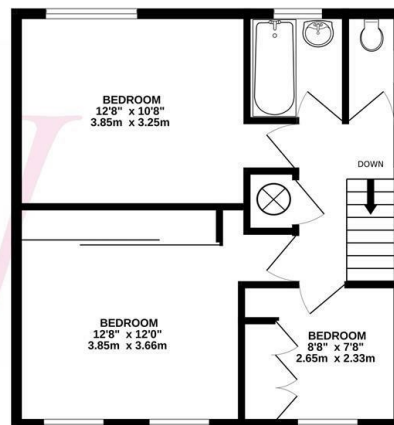
EPC RATING: D

COUNCIL TAX BAND: E

GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All enquiries and negotiations must be carried out through Andrew Ward Estate Agents.

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